



Spencer.

9, Clarke Street, Broomhall, S10 2BS

Buy —

this excellent rental investment with this four double bedroom mid terrace property in a popular and convenient location for your tenants.

— from *Spencer.*

- Excellent rental investment
- Mid terrace property
- Four double bedrooms
- Freehold
- Excellent location for students and young professionals
- Currently let for academic year 24/25
- Current rental income £18,512 excluding bills.
- Council Tax Band - A
- EPC - E
- What3words:///holds.cope.evenly

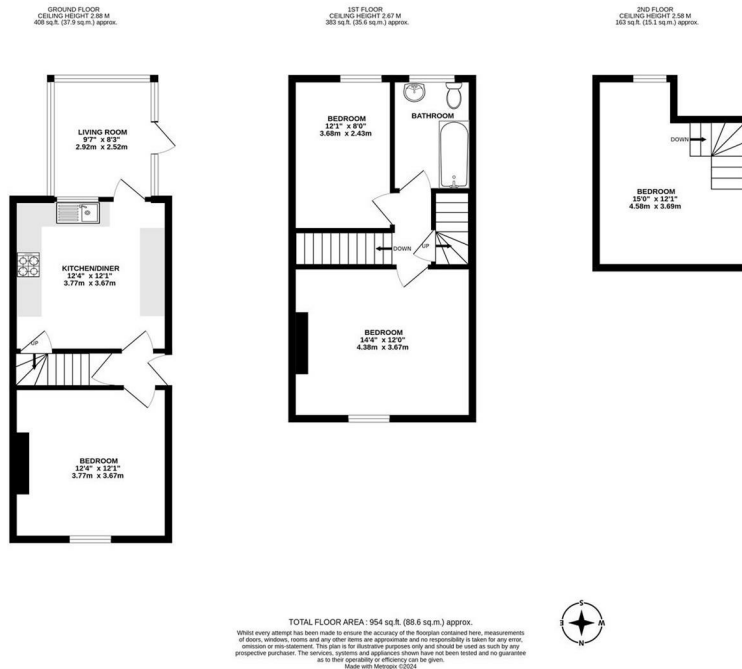
Offers Around

£240,000





Floorplan



Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948